



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2401405
Applicant Name : Debora Goodman
Address of Proposal: 229 11th Avenue East

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one (1) parcel into eight unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not on each of the unit lots. The construction of the new eight-unit townhouse is being reviewed under Project #2208942 and Permit #738914. The existing structures on the proposal site will be demolished.

The following approval is required:

Short Subdivision – to subdivide one (1) existing parcel into eight unit lots.
(Seattle Municipal Code Chapter 23.24)

BACKGROUND DATA

Zoning: L-3
Date of Site Visit: NA
Uses on Site: Single Family Residential

Substantive Site Characteristics: The proposal site is the second lot south of the southwest corner of the intersection of E. Thomas Street and 11th Avenue E. and bounded to the east by 11th Avenue E., to the south by another private property, to the west by an existing improved alley and to the north by another site being developed with townhouses. To the north beyond E. Thomas Street, the blocks bounded by 10th Avenue E., Federal Avenue E, and 11th Avenue E., the development is mostly apartments, duplexes, triplexes, some townhouses and a few older single family residential structures. Directly to the east across 11th Avenue E., the development

is mostly multifamily residential structures such as condominiums, apartments, triplexes and duplexes, then to the south is a mix of apartments, condominiums, duplexes and a few single family dwellings. Across the alley to the west, the development is a mix of single family dwellings, duplexes, a daycare center, surface parking and apartments. Farther west beyond 10th Avenue E, there are banks, medical offices, surface parking, a duplex, restaurants and some retail uses.

All the streets within the immediate vicinity are improved to standards with curbs, planting strips and sidewalks. The vehicle access to the common garage under the townhouse structure is off of the existing improved alley. Pedestrian accesses to the dwelling units are both from 11th Avenue E and the common garage. The pedestrian access off of 11th Avenue E. is a shared access with the townhouse development adjacent to the north.

Public Comments:

No public comment letters were received during the comment period which started on April 15, 2004 and ended on April 28, 2004. No requests for extension of the comment period were received.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees; and*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Summary – Short Subdivision:

Based upon the information provided by the applicant, the referral comments as appropriate from DPD, Fire Department (SFD), Water (SPU), Seattle City Light and Seattle Department of Transportation (SDOT), and the review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. With all the three existing improved rights-of-way abutting the site, this short subdivision can be adequately provided with

vehicular access including emergency vehicles. Adequate provisions for water supply, sanitary sewage disposal and drainage control have been provided for each lot and service is assured subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area and no environmentally critical areas were observed on site; therefore SMC 25.09.240 is not applicable. Since the proposal site has no existing trees that meet the criteria for preservation, the proponent elected the tree planting option as depicted by the landscaping plans approved with the building permit. As established under Master Use Permit #2206589, the required fully landscaped open space for this project is centrally located in a courtyard that would be in common use by all residents of this proposal and the residents of the townhouse development adjacent to the north. Since all applicable criteria are met, the public use and interests are served by this proposal and further creates the potential for additional housing opportunities in the City.

DECISION-SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements, conditions and/or requirements as attached to approval cover letter. Applicant must provide and expand maintenance agreement as stated below.

CONDITIONS-SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall

1. Comply with all applicable standard recording requirements and instructions.
2. Expand the common maintenance agreement to ensure that all owners are responsible, individually and separately, for the maintenance of the vehicle accesses, pedestrian walkways and the landscaped open space courtyard designated as in common use by all the unit owners, including the maintenance of the landscaped areas and street trees on the abutting rights-of-way.
3. Provide easement as required by City Light for electrical service to the proposed lots per Seattle City Light memorandum P.M. #250429-4-021A. Show this easement on the face of the plat.
4. Add the following note to the face of the plat: *“The lots created by this unit subdivision are not separate buildable lots. Additional development on these unit lots in this unit subdivision may be limited as a result of the application of development standards to their parent lot pursuant to applicable provisions of the Seattle Land Use Code”*.
5. Provide an area to allow for the posting of address signage for Unit Lots C, D, E, F, G and H at a location visible from 11th Avenue East and provide a covenant and/or easement to ensure that address signage can be maintained.

Conditions of Approval Following Recording

Prior to issuance of any building permit:

1. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to demolish, construct, or change of use.

Signature: _____ (signature on file) Date: July 26, 2004

Edgardo R Manlangit, Land Use Planner
Department of Planning and Development
Land Use Services

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